

Asheville-Buncombe Historic Resources Commission Meeting
Minutes of March 11, 2015
1st Floor North Conference Room - City Hall
4:00 p.m.

Present: Chair Brendan Ross; David Carpenter, Nan Chase, William Eakins, Bryan Moffitt, David Nutter, and Amanda Warren.

Absent: Woodard Farmer, Richard Fast, Tracey Rizzo and Joanne Stephenson

Administrative

- Mr. Nutter moved to approve the minutes of the February 11, 2015, meeting. This motion was seconded by Ms. Chase and carried unanimously.
- All those present in the audience and staff who anticipated speaking were sworn in.
- On behalf of the Commission, Chair Ross welcomed new Commission member Rachel Sudnik who would not be participating in this meeting.

Consent Agenda - None

Public Hearings

1. Certificate of Appropriateness - 170 Montford Avenue - Rear Addition and New Garage

Owner/Applicant:	Susan B. Loftis & Arthur & Charlotte Noyes
Subject Property:	170 Montford Avenue
Hearing Date:	March 11, 2015
Historic District:	Montford
PIN:	9649.02-8690
Zoning District:	RM-8

Historic Preservation Specialist Alex Cole showed pictures of the subject property and reviewed the following staff report:

Property Description: The Dutton Davis House is a vernacular plain style Queen Anne dwelling (c. 1891) with hip roof and multiple gable ends. The house has an original 13' deep front porch, and existing three quarter glass door with flanking entry lights containing original feather glass. Windows are mostly original 6 over 6 or 6 over 1 double-hung. Exterior consists of pine siding accented by stucco pebbledash and stick-style trim in the gable pediments.

Certificate of Appropriateness Request: That the application is to construct a one-story addition, covered porch, patio and new detached garage, per attached drawings, plans and specifications. New one-story addition will be constructed along an existing two-story addition (c. 1930s-1940s) on the rear elevation. Siding will be 6" pine lap with trim consistent with existing color and installation. Roof material of addition will be composition asphalt shingle, also matching existing roof of the house. Four wood, double-hung, 6 over 1 windows currently located along exterior of existing addition will be moved to the exterior of the new addition. Two new windows, matching existing, will be inserted along south-facing portion of the new addition. Double French doors with transom will also be inserted along the south-facing portion of the new addition. A single French door with transom will be inserted in a new opening on the existing portion of the south elevation. An existing porch along the rear elevation will be expanded to meet the south elevation, and will be constructed of 1 by 6 pine planking, with posts and railing installed to match those on the existing porch on the front elevation. Existing stairs will be reused and enclosed. Existing brick patio adjacent to covered porch will be expanded and a new evergreen privacy hedge will be planted along

south edge of patio. A new detached garage is proposed along the rear of the property along W. Chestnut St. The garage will be constructed of 6" pine lap with trim, consistent with color and materials of the main house. Roof material of garage will be composition asphalt shingle. Windows will be wood, double-hung, 6 over 1. Entry door will be a twelve light wood door. Garage doors will be wood with single, multi-light transom over each. A gravel pull-in/parking area will be constructed to access the garage from W. Chestnut St., and will be bordered by recycled brick masonry curbing. **All permits, variances, or approvals as required by law must be obtained before work may commence.**

HRC Staff Concerns per the Applicable Guidelines & Submittal Requirements:

Staff had no concerns.

That the guidelines for Additions found on pages 88-89, the guidelines for New Construction: Carriage Houses, Garages, and Accessory Structures and the guidelines found on pages 34-35 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010, and amended August 2013, were used to evaluate this request was used to evaluate this request.

Staff Recommendation: Staff recommends approval of the request for the following reasons: (1) Proposed addition will be constructed along an existing addition on the rear elevation and will be distinguishable from the original house by maintaining established inset of existing addition; (2) Proposed addition is congruous with the existing building in massing, roof form, detail, and materials, and is limited in scale and size so as not to interrupt the fabric of the historic building or site; and (3) The new garage is congruous in form, materials, and detail to the main building.

When Mr. Moffit asked if the fence is part of the scope of work at this time, Ms. Cole said it is not because they did not include materials for that in the application. However, Historic Resources Director Stacy Merten added that fences can be approved as a minor work.

When Mr. Nutter asked if staff felt the faceted design of the new addition is harmonious with Montford, Ms. Cole replied yes, because it echoes the bay window on the south side of the structure.

When Ms. Warren asked if the crawl space will be open or closed, Ms. Cole replied it will be open.

Mr. Moffitt asked how the new addition will be attached. Ms. Susan Loftis, applicant, explained that the current plan is to take the outside trim of the current corner off and continue the siding as one continuous plane. Mr. Moffitt and Mr. Carpenter felt the applicant should differentiate the addition from the main structure per the guidelines. Ms. Loftis said that she would have no problem leaving the vertical trim in place.

Mr. Carpenter asked for clarification on the location of the garage. Ms. Loftis explained the darkened outline footprint is preferred to meet current setbacks and to allow for parking between the street and garage.

Chair Ross opened the public hearing at 4:23 p.m., and when no one spoke, she closed the public hearing at 4:23 p.m.

Mr. Carpenter questioned the clipped corners of the addition. He acknowledged there is precedent in Montford for that occurring, but questioned if it is appropriate for this structure. After discussion, he had no problem with it.

After discussion, initiated by Mr. Carpenter, about whether the stringer should be under or over the lattice, Ms. Loftis said that even though she felt it was more aesthetically pleasing to have the stringer under the lattice, she had no problem in exposing the stringer.

Ms. Warren felt the shape of the bay is not compatible with the guidelines for the addition, and discussion followed. Ms. Loftis said the reason why it's bayed is to minimize the visual impact of the extension from the back of the house.

MOTION TO ADOPT FINDINGS OF FACT

Based upon the evidence presented to this Commission, including Exhibit A – description of proposed work; Exhibit B – site survey; Exhibit C – site plan illustrating historic location of carriage house, proposed location(s) of new garage, and new addition, deck, and patio; Exhibit D – first floor plan with proposed addition and deck; Exhibit E – elevation drawings of proposed garage; Exhibit F – 1927 Sanborn map of subject property; Exhibit G – 12 photos (7 pages) of subject property; Exhibit H – existing and proposed elevations (5 pages); and Exhibit I (presented to the Commission at the meeting) – Garage door Specifications, and Montford doors - Rear French doors on back porch, and two additional photos dated March 11, 2015; and the Commission's actual inspection and review of subject property by all members; Mr. Nutter moved that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 26th day of February, 2015, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 24th day of February, 2015 as indicated by Exhibits (J) and (K).
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.
3. That the application is to construct a one-story addition covered porch, patio and new detached garage, per attached drawings, plans and specifications. New one-story addition will be constructed along an existing two-story addition (c. 1930s-1940s) on the rear elevation. Siding will be 6" pine lap with trim consistent with existing color and installation. Roof material of addition will be composition asphalt shingle, also matching existing roof of the house. Four wood, double-hung, 6 over 1 windows currently located along exterior of existing addition will be moved to the exterior of the new addition. Two new windows, matching existing, will be inserted along south-facing portion of the new addition. Double French doors with transom will also be inserted along the south-facing portion of the new addition. A single French door with transom will be inserted in a new opening on the existing portion of the south elevation. An existing porch along the rear elevation will be expanded to meet the south elevation, and will be constructed of 1 by 6 pine planking, with posts and railing installed to match those on the existing porch on the front elevation. Existing stairs will be reused and enclosed. Existing brick patio adjacent to covered porch will be expanded and a new evergreen privacy hedge will be planted along south edge of patio. A new detached garage is proposed along the rear of the property along W. Chestnut St. The garage will be constructed of 6" pine lap with trim, consistent with color and materials of the main house. Roof material of garage will be composition asphalt shingle. Windows will be wood, double-hung, 6 over 1. Entry door will be a twelve light wood door. Garage doors will be wood with single, multi-light transom over each. A gravel pull-in/parking area will be constructed to access the garage from W. Chestnut St., and will be bordered by recycled brick masonry curbing. **All permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the guidelines for Additions found on pages 88-89, the guidelines for New Construction: Carriage Houses, Garages, and Accessory Structures and the guidelines found on pages 34-35 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010, and amended August 2013, were used to evaluate this request.
5. This application does meet the design guidelines for the following reasons:

- a. Proposed addition will be constructed along an existing addition on the rear elevation and will be distinguishable from the original house by maintaining established inset of existing addition.
 - b. Proposed addition is congruous with the existing building in massing, roof form, detail, and materials, and is limited in scale and size so as not to interrupt the fabric of the historic building or site.
 - c. The new garage is congruous in form, materials, and detail to the main building.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness are congruous with the special character of the Montford Historic District.

This motion was seconded by Mr. Moffitt and carried on a 6-1 vote, with Ms. Warren voting "no."

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, Mr. Nutter moved that a Certificate of Appropriateness be issued, with the following conditions: (1) the stringer will be exposed on the rear steps; (2) the foundation on the new addition be constructed of wood framing to differentiate the new from the existing; and (3) the existing corner trim be maintained to differentiate the new addition from the existing. This motion was seconded by Ms. Chase and carried on a 6-1 vote, with Mr. Warren voting "no."

Preliminary Review

42 Soco Street - New Single Family Residence

Owner/Applicant:	Jason Weil/David and Mardi Boyles
Subject Property:	42 Soco Street
Hearing Date:	March 11, 2015
Historic District:	Montford
PIN:	9649.03-6777
Zoning District:	RM-8
Other Permits:	Building & Zoning

Historic Resources Director Stacy Merten showed slides of the subject property and reviewed the following staff report:

Property Description: This is a new construction project for a single family home.

Certificate of Appropriateness Request: Construct a new single family home per attached plans and specifications. House will be two-story Craftsman style house over partially finished basement. Exterior materials will be concrete finished with pebble dash stucco along the foundation, fiber cement lap siding with 6" exposure along the first floor, and cedar shingles along the second floor. The house will have a gable roof constructed of architectural shingles with bracketed eaves. A single chimney will be constructed at the west elevation, consisting of stone and pebble dash stucco with terra cotta chimney pot. Windows will be 6 over 1, double-hung. A large porch will extend from the front entryway around the north elevation. Lattice panels will be installed below porch to enclose. A 12 by 12 portion of the porch along the northwest corner of the house will be enclosed with screen. Existing stone wall and concrete steps along the perimeter of the property will be maintained as part of the new residence. **All permits, variances, or approvals as required by law must be obtained before work may commence.**

HRC Staff Concerns per the Applicable Guidelines & Submittal Requirements:

The guidelines for New Construction – Primary Structures found on pages 92-93 for the Montford Historic District, adopted on adopted April 14, 2010, and amended August 14, 2013, were used to evaluate this request.

Staff Recommendation: Staff recommends the HRC review the proposal and provide the applicant additional feedback on the proposed new construction. Staff's only concern was the two materials on the chimney. If the applicant chooses to leave the two materials on the chimney, she asked that examples be provided of other chimneys in Montford similar to that.

In response to Chair Ross, Mr. Jason Wheeler, applicant, felt that the two materials (stone on the bottom and pebble dash stucco on the top) visually looked good. If he had to choose between the two materials for the entire chimney, he felt it would make more sense to choose pebble dash stucco.

There was discussion, initiated by Mr. Carpenter, regarding the roof lines on the rear of the house. Even though Mr. Wheeler was trying to break up the massing on the back of the house, he agreed with the Commission regarding changes to the roof pitch and eaves.

When Mr. Moffitt asked about the location of the mechanical unit, Mr. Wheeler said that there is a hill in the back that drops down and they may notch it out and place the screened unit in that location.

Other Business

Committee Reports

Ms. Merten said that the Education Committee did not meet during the month.

Ms. Merten said that the Landmark Committee met and had a courtesy review of an addition to the existing tower on top of the Merrimon Avenue fire station. She said Verizon agreed to design the stealth tower addition to meet the Secretary of Interior Standards for Rehabilitation.

Comments from Commissioners, Public and Staff

(1) Ms. Merten said that at the City Council meeting on March 10, they adopted a resolution supporting the North Carolina Historic Preservation Tax Credit Program's reinstatement in the North Carolina Tax Code.

(2) In response to Ms. Warren, Ms. Merten said that the Historic Resources Commission will not be asked for input into the new hotel in the Eagle-Market Street area. She explained that there will be a special design review in which she will participate. She suggested any interested Commission member attend the special meeting which is on Thursday, March 12, 2015, at 3:00 p.m., in conjunction with the South Pack Square Redevelopment Plan meeting and/or the Downtown Design Review meeting.

Status Update for 23 Short Street

In response to Mr. Nutter, Ms. Merten briefly explained the 23 Short Street fence, and said that the City Attorney's Office felt it is more appropriate that the matter be handled administratively.

Castanea Building Update

Ms. Merten said that the applicant will be bringing their local landmark application to the Commission in April. She explained that they needed a stronger statement on the special significance of the property, and if they can't make that, then the integrity issue of the interior of the building is moot.

Historic Preservation Master Plan

Historic Resources Director Stacy Merten presented the Commission with the final draft of the Historic Preservation Plan for Asheville and Buncombe County for their review and recommendation. This plan represents the work of many individuals conducted over the past 18 months with the assistance of Heritage Strategies, the planning consultants. The work of Heritage Strategies has been guided by an advisory committee chaired by Brendan Ross, the current chair of the HRC. The advisory committee included a diversity of interests with representation from Buncombe County, the Asheville business community, Asheville neighborhoods, the Preservation Society of Asheville and Buncombe County and the HRC. The community was further engaged through a series of public meetings, focus groups and individual interviews to gather information for input and development of the plan.

Although the HRC currently has a successful preservation program that has been in place since 1979, this plan will help guide the future work of the commission and further historic preservation efforts as supported through the city's adopted comprehensive and downtown master plans, ensuring that historic preservation remains integral to quality urban design, sustainability and the strategic planning vision of Asheville and Buncombe County.

The following goals were identified early in the process and all subsequent strategies outlined in the plan are intended to facilitate these four overarching goals.

- Heighten public appreciation of Asheville and Buncombe County's heritage and historic resources.
- Ensure that public sector initiatives and actions are models for best practices in the preservation and treatment of historic resources.
- Support private initiative as a major way through which historic resources are recognized, preserved, and enhanced.
- Enlist historic preservation in the quest for great 21st century growth – make historic preservation central to Asheville and Buncombe County's understanding of the ways and means of achieving a high quality of life and economic and environmental sustainability.

The Commission has received a copy of the final draft and has had an opportunity to review and comment on this draft. The Downtown Commission, the Planning and Zoning Commission, and the City Council Planning and Economic Development (PED) have also previously had an opportunity to review and comment on the document. HRC staff has also consulted with other city staff from Planning and Urban Design, and Economic and Community Development, as well as staff from the Preservation Society of Asheville and Buncombe County to gain support for the specific strategies, outlined in the plan, which affect those agencies.

The Plan is scheduled for final review by the Downtown Commission on April 10, 2015, the Planning and Zoning Commission on May 6, 2015, and by the PED on May 19, 2015, after which it will be scheduled for City Council review and adoption by City Council and the Buncombe County Board of Commissioners.

It is staff's recommendation that the HRC recommend to the Planning and Zoning Commission that City Council adopt the Historic Preservation Plan for Asheville and Buncombe County.

Ms. Merten said that they are still working on a couple of maps to make them easier to read.

In response to Mr. Nutter, Ms. Merten didn't anticipate any major changes by the Downtown Commission, however, if those should occur, she would set up a special meeting of the Historic Resources

Commission to review those changes. If minor changes occur through the various committee reviews that won't affect the outcome, she would make those.

In response to Mr. Carpenter, Ms. Merten said that after City Council approval, the Plan would be distributed publicly and she would provide the Commission with a copy. In addition, she will be presenting the Plan to the Buncombe County Commissioners for approval, emphasizing the benefits to the County and the region.

On behalf of the Commission, Chair Ross thanked Ms. Merten for her work on this very important document.

Mr. Nutter moved to approve the Historic Preservation Master Plan. This motion was seconded by Mr. Eakins and carried unanimously.

Nominating Committee

Ms. Chase (newly appointed Chair of the Nominating Committee) said that she would set up a meeting with Mr. Fast and Mr. Nutter in order to have a slate of officers to present to the Commission at their May meeting.

Adjournment

At 5:27 p.m., Mr. Eakins moved to adjourn the meeting. This motion was seconded by Ms. Warren and carried unanimously.